

PROJECT INFORMATION		INDUSTRIAL LIGHT DEVELOPMENT STANDARDS:	
PROJECT LOT AREA:	333,714 SF (7.66 acres)	GENERAL PLAN LAND USE:	(I-L) LIGHT INDUSTRIAL (SP) SPECIFIC PLAN SOUTHWEST INDUSTRIAL PARK SLOVER WEST IND. DIST. (SWD)
NET LOT AREA:	300,977 SF (6.91 acres)	ZONING DESIGNATION:	SOUTHWEST INDUSTRIAL PARK SLOVER WEST IND. DIST. (SWD)
BUILDING COVERAGE:	14.05%	MINIMUM LOT SIZE:	40,000 SF
F.A.R.:	14.54%	BUILDING TYPE:	WAREHOUSING
		MAXIMUM F.A.R.:	1.0
		MAXIMUM BUILDING HEIGHT:	60'
TOTAL BUILDING AREA:	43,775 SF	MIN. BUILDING SETBACKS (yards):	30' (INCLUDING LANDSCAPE)
WAREHOUSE:	39,775 SF	SLOVER AVENUE:	20' (INCLUDING LANDSCAPE)
OFFICE (including 1,500 sf mezzanine):	4,000 SF	BANANA AVENUE:	NONE
		STREET SIDE YARD:	NONE
		REAR YARD:	NONE
PARKING REQUIRED:	30 SPACES	TREE REQUIREMENTS:	1 TREE / 30'-0"
WAREHOUSE:	20 SPACES	MINIMUM LANDSCAPING:	15% OF SITE (not incl. building area)
FIRST 20K SF: 30,000 sf / 1,000 =			
SECOND 20K SF: 19,775 sf / 2,000 =		OFF STREET PARKING:	STANDARD:
OFFICE:	0 SPACES	DRIVE AISLE:	9' x 19'
4,000 sf. (LESS THAN 10% G.F.A.)			26' (2 WAY DRIVE AISLE)
			40' (2 WAY TRUCK ACCESS)
		FIRE LANE:	25'
		TRAILER:	12' x 52' (1 PER 4 BAY DOORS)
PARKING PROVIDED:	34 SPACES	REQUIRED PARKING:	WAREHOUSE:
STANDARD:	24 SPACES		FIRST 20K @ 1/1,000 SF
ACCESSIBLE:	2 SPACES	OFFICE:	SECOND 20K @ 1/2,000 SF
EV CAPABLE:	8 SPACES		OVER 40K @ 1/5,000 SF
		BICYCLE:	NO ADD'L OFFICE AREA
EV CAPABLE w/ EVSE PER FMC SECTION 9-73):	2 SPACES*		LESS THAN 10% OF G.F.A.
			1 SPACE FOR EACH 30,000 SF
			OF GROSS FLOOR AREA
DOCK DOORS:	75 SPACES		
GRADE LEVEL RAMP:	1 SPACE		
TRAILER PARKING:	92 SPACES		
LANDSCAPING COVERAGE PROVIDED:	45,537 SF (17.69%)		

LEGAL DESCRIPTIONS:

ASSESSOR'S PARCEL NUMBER: 0236-091-39

THE SOUTH 109 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF FARM LOT 1038, SEMI-TROPIC LAND AND WATER COMPANY, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 12, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPTING THEREFROM THE EAST 2 1/2 ACRES THEREOF.

ASSESSOR'S PARCEL NUMBER: 0236-091-27

THE WEST 1/2 OF THE WEST 1/2 OF LOT 1038, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER CO., IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 12, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPTING THEREFROM THE EAST 2 1/2 ACRES THEREOF. ALSO EXCEPTING THEREFROM THAT PORTION OF PROPERTY AS MORE PARTICULARLY DESCRIBED IN THE GRANT DEED TO THE COUNTY OF SAN BERNARDINO, DATED AS OF OCTOBER 27, 1993 AND RECORDED MAY 19, 1994 AS INSTRUMENT NO. 230728, OF OFFICIAL RECORDS OF SAID COUNTY. AREAS AND DISTANCES COMPUTED TO STREET CENTERS, AS SHOWN ON SAID MAP.

ASSESSOR'S PARCEL NUMBER: 0236-091-30

THE NORTH 161 FEET OF THE SOUTH 270 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF FARM LOT 1038, SEMI-TROPIC LAND AND WATER COMPANY, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11, PAGE 12, RECORDS OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER: 0236-091-40

THE NORTH 1/2 OF THE WEST 1/2 OF THE NORTH 300 FEET OF THE SOUTH 420 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF FARM LOT 1038, SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11, PAGE 12, RECORDS OF SAID COUNTY. AREAS AND DISTANCES AS SHOWN ON THE MAP OF THE ABOVE DESCRIBED SUBDIVISION INDICATE THAT THE SAME ARE COMPUTED TO THE STREET CENTERS.

ASSESSOR'S PARCEL NUMBER: 0236-091-17

THE EAST 60 FEET OF THE WEST 165 FEET OF THE NORTH 165 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF FARM LOT 1038, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 12, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPTING THEREFROM, THAT PORTION OF LAND CONDEMNED FOR STREET PURPOSES (WIDENING OF SLOVER AVENUE), BY THE COUNTY OF SAN BERNARDINO, IN THAT CERTAIN FINAL ORDER OF CONDEMNATION, RECORDED SEPTEMBER 15, 1995, AS INSTRUMENT NO. 19950319550, OFFICIAL RECORDS, AREA AND DISTANCES COMPUTED TO STREET CENTERS.

ASSESSOR'S PARCEL NUMBER: 0236-091-18

THE EAST 2 1/2 ACRES OF THE WEST 1/2 OF THE WEST 1/2 OF FARM LOT 1038, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 12, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPTING THEREFROM, THAT PORTION OF LAND CONDEMNED FOR STREET PURPOSES (WIDENING OF SLOVER AVENUE), BY THE COUNTY OF SAN BERNARDINO, IN THAT CERTAIN FINAL ORDER OF CONDEMNATION, RECORDED SEPTEMBER 15, 1995, AS INSTRUMENT NO. 19950319550, OFFICIAL RECORDS, AREAS AND DISTANCES COMPUTED TO STREET CENTERS.

ASSESSOR'S PARCEL NUMBER: 0236-091-19

THE WEST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF FARM LOT 1038, ACCORDING TO MAP OF SUBDIVISION OF LANDS BELONGING TO SEMI-TROPIC LAND AND WATER COMPANY, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 12, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPTING THEREFROM, THAT PORTION OF LAND CONDEMNED FOR STREET PURPOSES (WIDENING OF SLOVER AVENUE), BY THE COUNTY OF SAN BERNARDINO, IN THAT CERTAIN FINAL ORDER OF CONDEMNATION, RECORDED SEPTEMBER 15, 1995, AS INSTRUMENT NO. 19950319550, OFFICIAL RECORDS, AREAS AND DISTANCES COMPUTED TO STREET CENTERS.

ASSESSOR'S PARCEL NUMBER: 0236-091-35

PARCEL 1 OF PARCEL MAP NO. 10331, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 111, PAGES 57 AND 58, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROJECT ADDRESS

SOUTHEAST CORNER OF SLOVER AVENUE AND BANANA AVENUE, FONTANA, CALIFORNIA 92336

LEGAL PROPERTY OWNER:

PAPAC CONSTRUCTION COMPANY, INC.
340 S. LEMON AVENUE #1579
WALNUT, CA 91789

DEVELOPER / ARCHITECT:

BENJAMIN HORNING
DEDEAUX PROPERTIES
100 WILSHIRE BLVD, SUITE 250
SANTA MONICA, CA 90401
323.981.8826

ARCHITECT:

CARLILE COATSWORTH ARCHITECTS, INC.
1860 McARTHUR BLVD., SUITE 300
IRVINE, CA 92612

LANDSCAPE ARCHITECT:

RODARTE LANDSCAPE ARCHITECTURE, INC.
740 13TH STREET, SUITE 320
SAN DIEGO, CA 92101

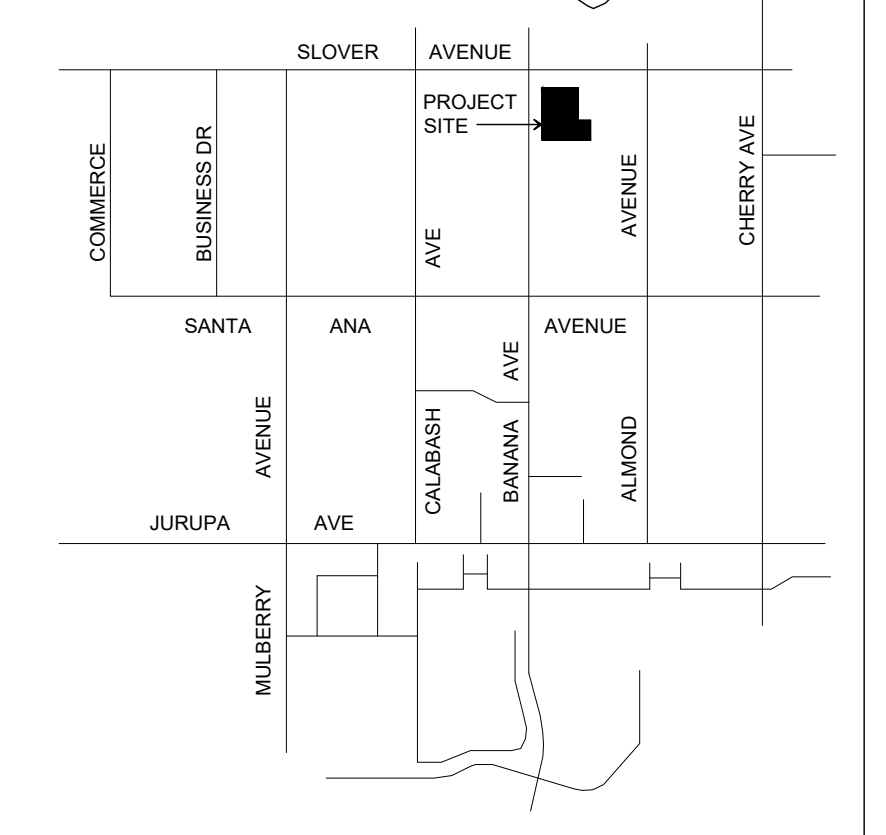
CIVIL ENGINEER:

THIENES ENGINEERING, INC.
14349 FIRESTONE BLVD.
LA MIRADA, CA 90638

PROJECT TEAM

DEVELOPMENT OF A 7.66 ACRE PROPERTY ON THE SOUTHEAST CORNER OF SLOVER AVENUE AND BANANA AVENUE. THE PROJECT CONSIST OF A 43,775 SF TRUCKING TERMINAL BUILDING WHICH INCLUDES A 1,500 SF MEZZANINE. THE BUILDING WILL CONSIST OF 38,775 SF OF WAREHOUSE AND 4,000 SF OF OFFICE AREA (INCLUDING 1,500 SF MEZZANINE). A TOTAL OF 34 AUTOMOBILE PARKING SPACES ARE PROPOSED ALONG WITH 92 TRAILER PARKING SPACES. THE WAREHOUSE WILL HAVE 75 DOCK DOORS AND 1 GRADE LEVEL DOOR.

PROJECT DESCRIPTION



VICINITY MAP

